

46-48 Tavern Street, Ipswich, IP1 3AJ



## To Let

- Prime retail unit with neighbouring occupiers including Vodafone, McDonalds, Lush, Accessorize and Jack Wills
- Ground floor sales with extensive first floor and basement
- 14,577 sq ft (1,355 sq m)

Available on  
a new FRI  
lease

# Details

## Location

Ipswich is the county town of Suffolk with a resident population of approximately 130,000 and a retail catchment of almost 320,000. The town is situated approximately 79 miles north east of central London, 43 miles south of Norwich and 18 miles north east of Colchester.

The property is situated within the town centre on the southern side of Tavern Street, on the junction with St Lawrence Street. Tavern Street forms part of the central retail district with St Lawrence Street providing a link through to Buttermarket. The town's two main shopping centres, Sailmakers and Buttermarket have recently been refurbished and are both within a short walk of the property.

Nearby occupiers include Vodafone, Lush, McDonalds, Accessorize and Jack Wills.

## Description

The property comprises a prominent two storey building with basement. The ground floor provides the principal retail accommodation with an open sales area with a glazed frontage onto Tavern street and a return frontage onto St Lawrence Street. An area to the rear has been partitioned to provide a stock room. The first floor could be used for additional retail or storage accommodation and includes staff toilets, kitchen and a managers office. The basement provides additional storage. A stairwell and 1,500 kg goods lift are located to the rear serving all floors.

The ground floor is fitted with suspended ceilings incorporating LED lighting, air-conditioning and laminate floor covering.

## Accommodation

The property provides the following approximate net internal floor areas:

Ground Floor	4,692 sq ft	( 436.03 sq m)
First Floor	5,158 sq ft	( 479.37 sq m)
Basement	4,727 sq ft	( 439.31 sq m)
Total	<u>14,577 sq ft</u>	<u>(1,354.71 sq m)</u>

Gross Frontage: 15.10 m  
Avg. Internal Width: 15.74 m  
Built Depth: 33.60 m

## Business Rates

The property is assessed as follows:

Rateable Value:	£157,000
Rates payable (2019/20):	£79,128 per annum.

The rates are based on the UBR for the current year of 0.504 in the pound.

## Local Authority

Ipswich Borough Council  
Grafton House  
15-17 Russell Road  
Ipswich  
Suffolk IP1 2DE  
Telephone: 01473 432000

## Services

We understand the property is connected to mains electricity, water and drainage.

We have not tested the services and all interested parties should rely upon their own enquiries with the relevant utility providers in connection with the availability and capacity of all those serving the property including IT and telecommunication links.

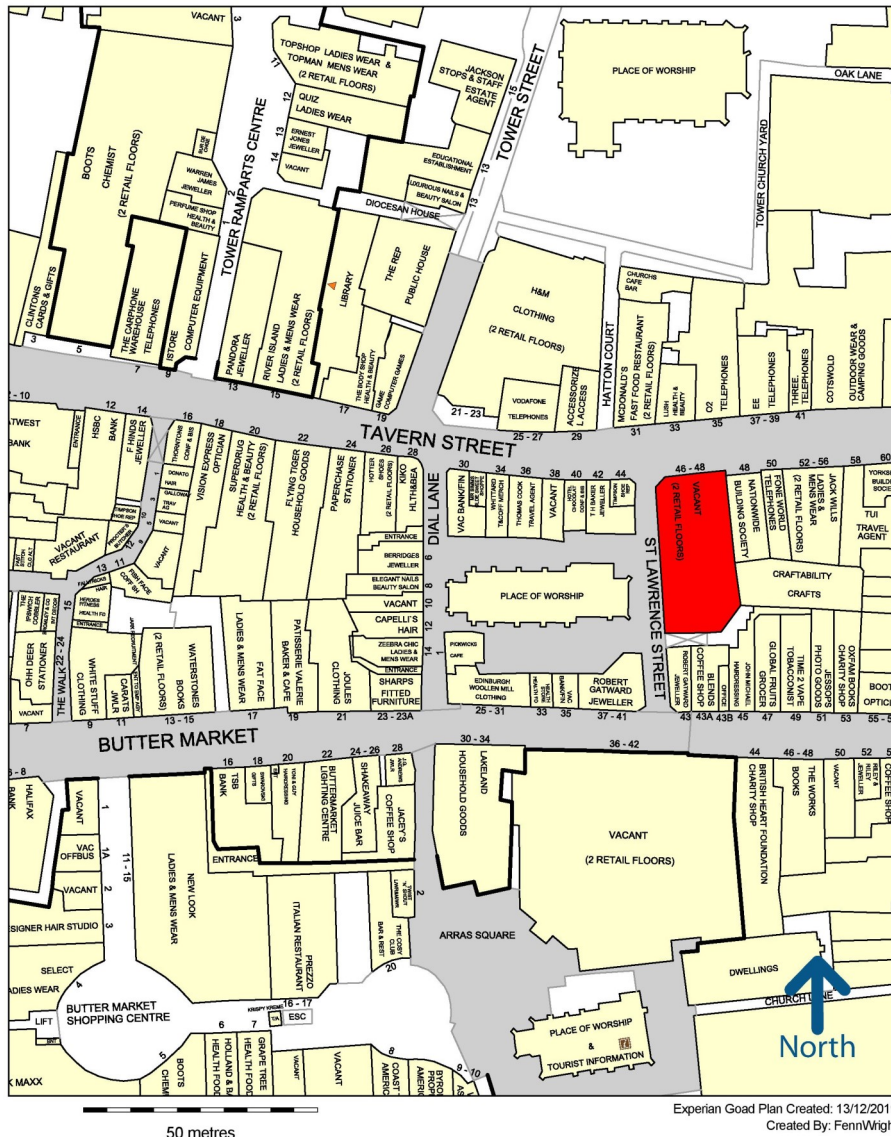
## Legal Costs

Each parties to be responsible for their own legal costs.

## Terms

The property is available on a new full repairing and insuring lease upon terms to be agreed and at an initial rent of £190,000 per annum exclusive.

The rent is subject to VAT.



Experian Goad Plan Created: 13/12/2019  
Created By: FennWright



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## Particulars

Prepared in December 2019.

## EPC

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

63 This is how energy efficient  
the building is.

## Viewing

Strictly by prior appointment with the joint sole agents:

### Fenn Wright

1 Buttermarket, Ipswich, IP1 1BA

01473 232 701

fennwright.co.uk

Contact Hamish Stone

hws@fennwright.co.uk

### KLM Retail

Langham House, 302-308 Regent  
Street, London, W1B 3AT

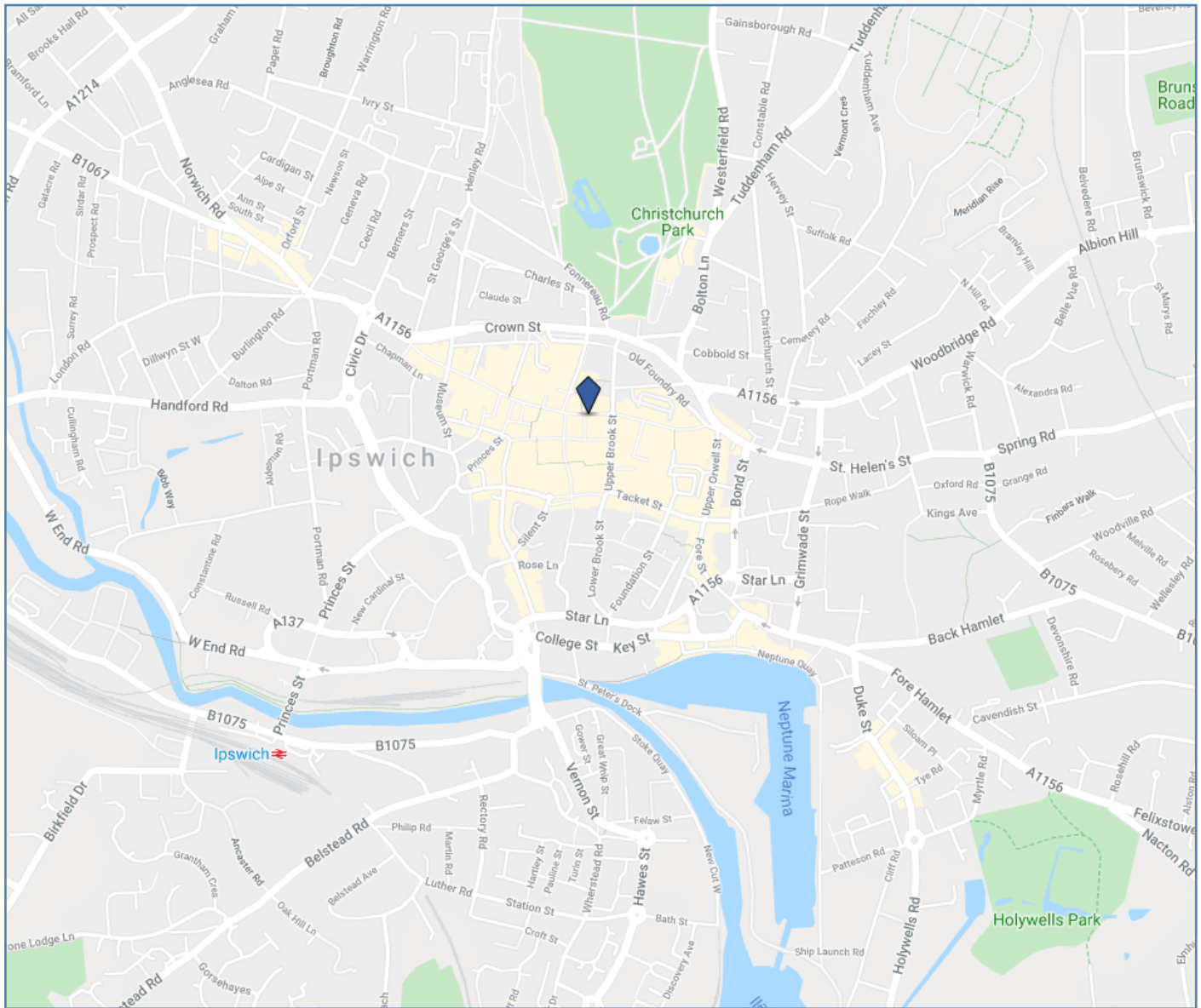
Tel: 020 7317 3700

Contact: Jack Hesketh

jhesketh@klmretail.com







For further information

**01473 232 701**

**fennwright.co.uk**

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Particulars for 46-48 Tavern Street, Ipswich, IP1 3AJ